

CONSTRUCTION BULLETIN

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PRIVATE RESIDENTIAL BUILDING IN 140 METROPOLITAN AREAS

PRIVATE residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

Every effort has been made to make this report complete. In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

The Bureau of Labor Statistics in Washington has collaborated to the fullest extent in furnishing figures it has accumulated on various communities. These have been brought up to date by direct correspondence with the individual cities and towns.

On the charts the figures are expressed as the number of new family units provided per month per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four-family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the dashed red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the solid red line); and for those areas having a population of over 1,000,000 (the dotted red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

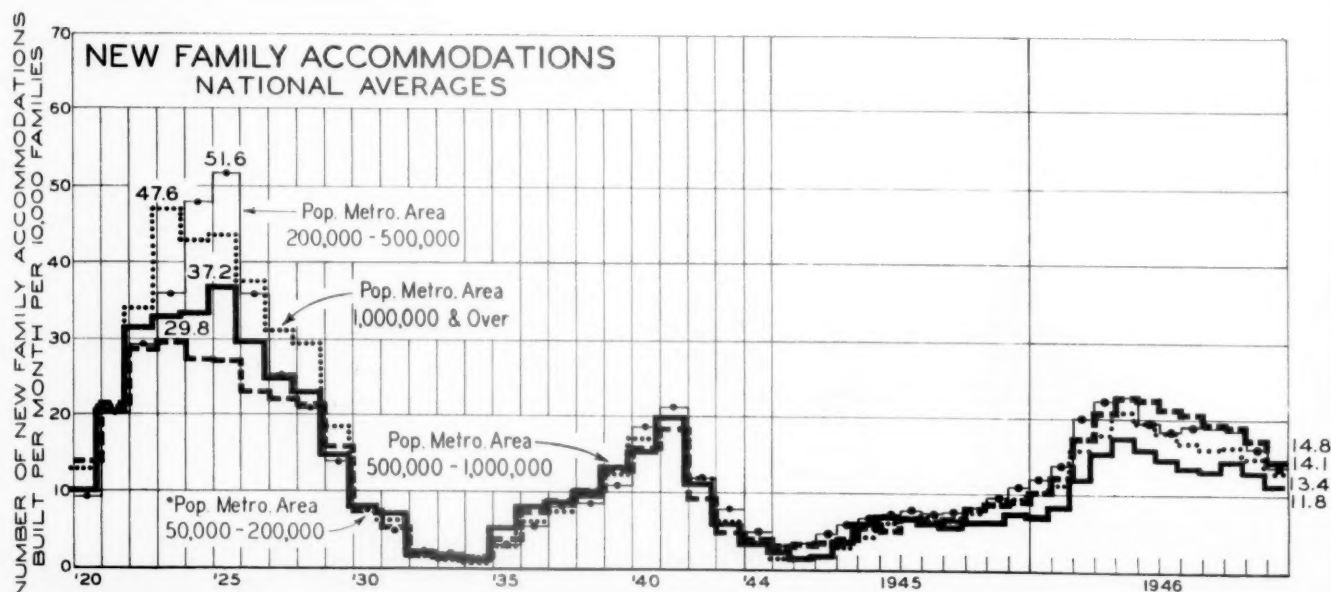
On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the mid-point. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart below we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

Approximately seventy-five per cent of the areas covered by the charts on pages 67 through 79 declined during the last quarter of 1946. Some of this falling off in building activity is undoubtedly seasonal. An undetermined amount of it, however, is caused by the fact that the home-buying public is being priced out of the market. Construction costs have gone so high that only a relatively few people can buy or build new homes. Construction of rental units continues to be smothered by rent control.

The great bulk of rental housing demand is for housing at controlled rents, and while decontrol of rents would allow builders to construct rental units at a profit, any substantial rise in rents would certainly cause a corresponding shrinkage in the demand for rental units.

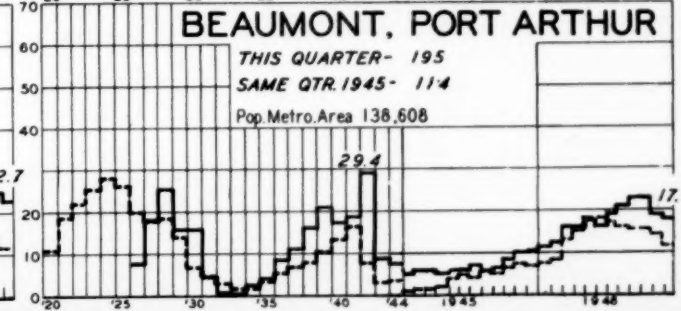
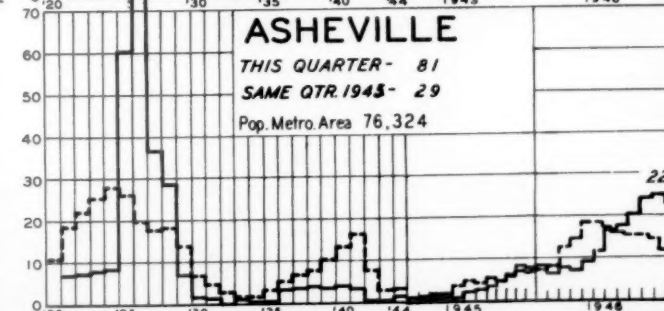
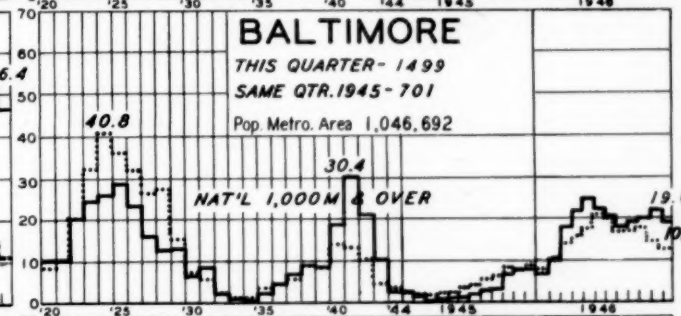
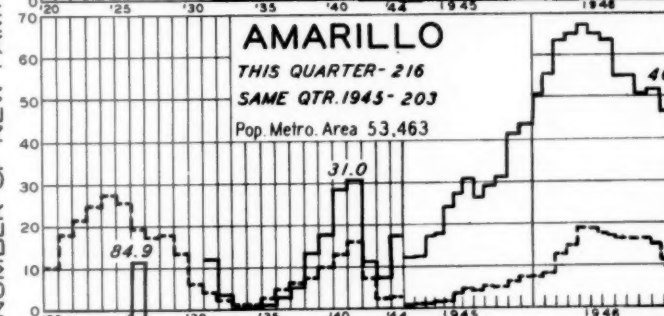
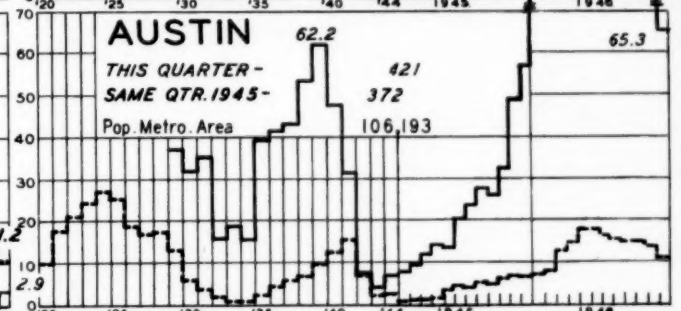
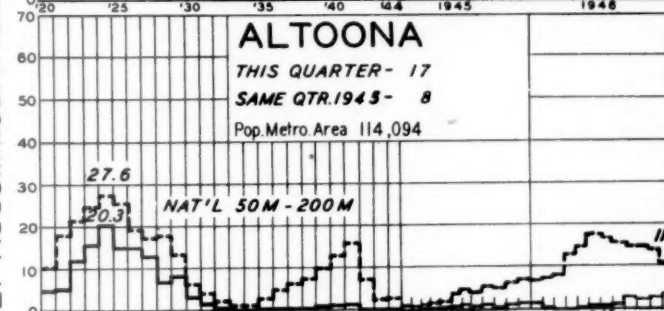
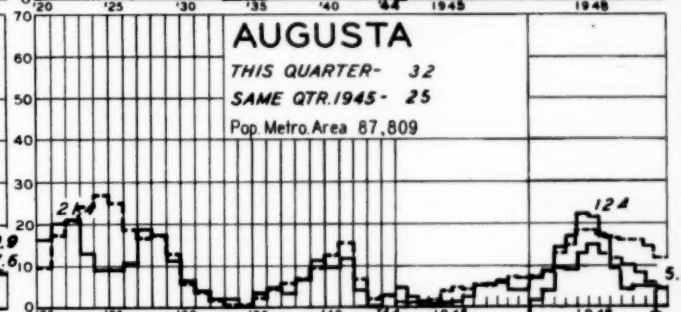
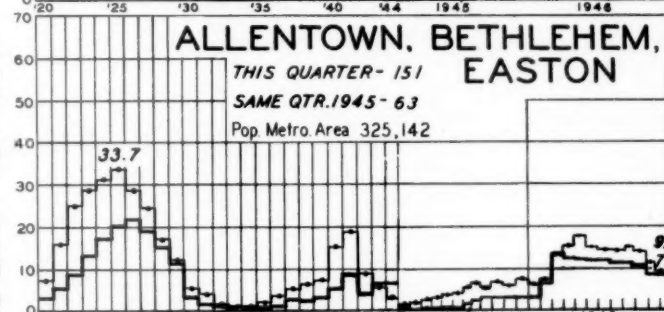
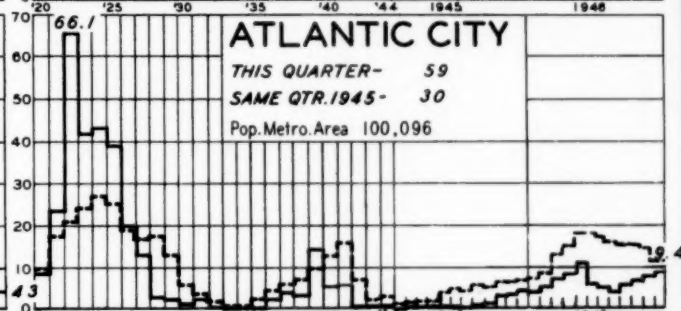
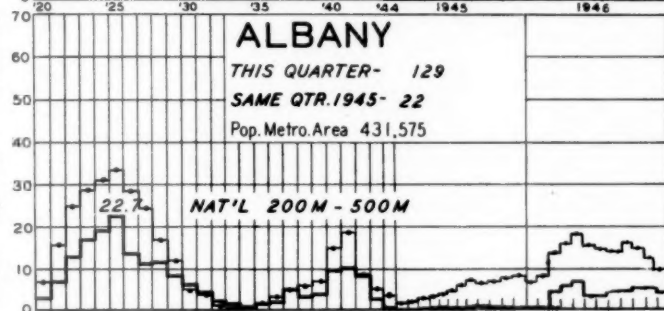
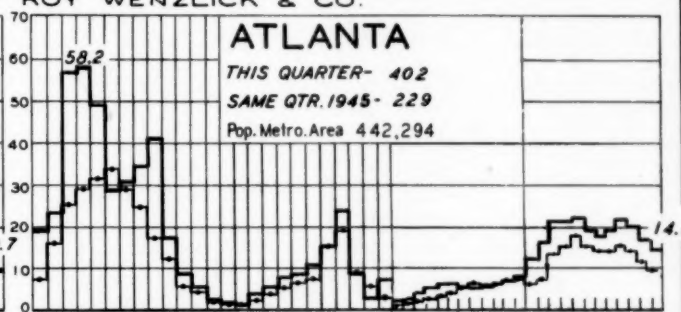
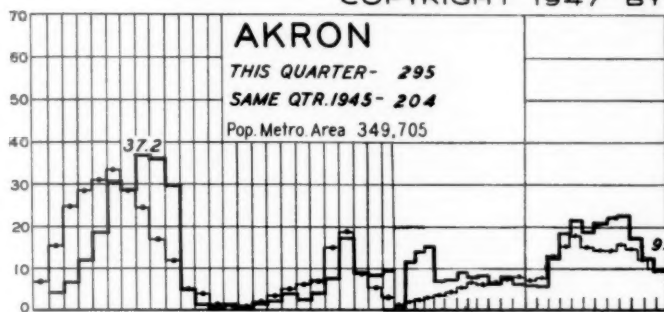
While the housing shortage is still acute, several areas appear to have passed the peak of their construction activity and are on their way down.



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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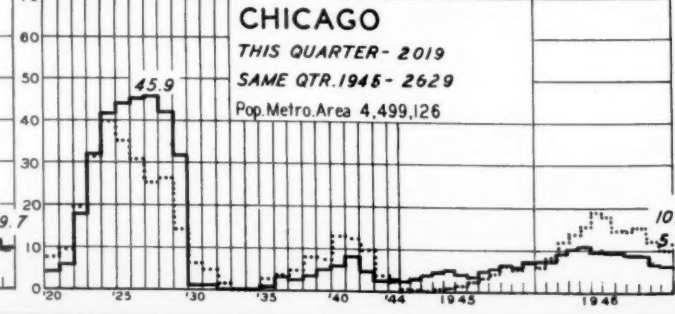
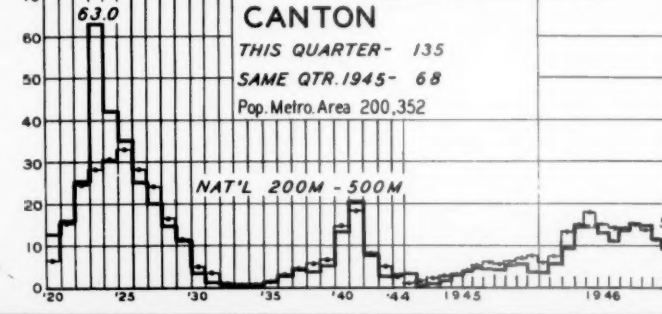
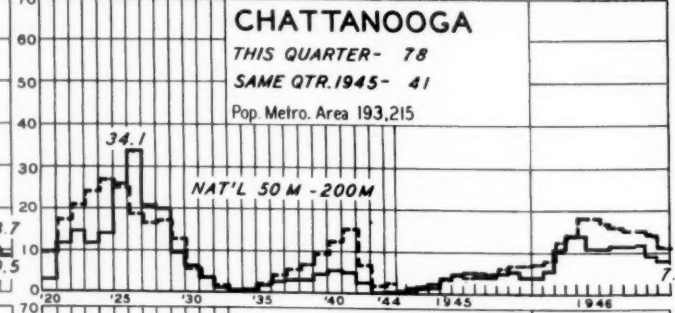
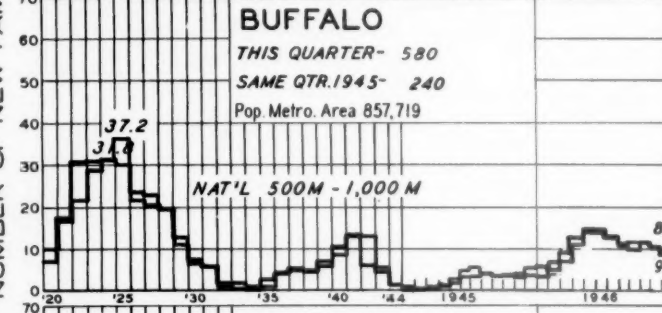
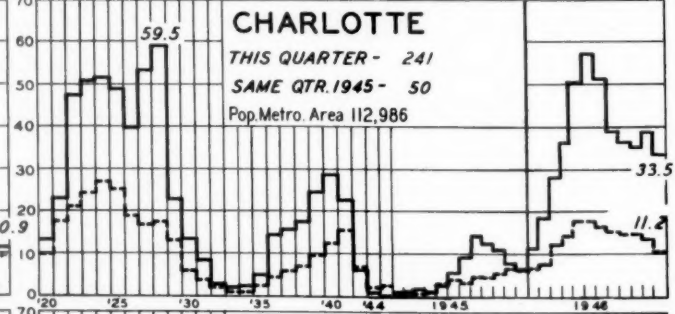
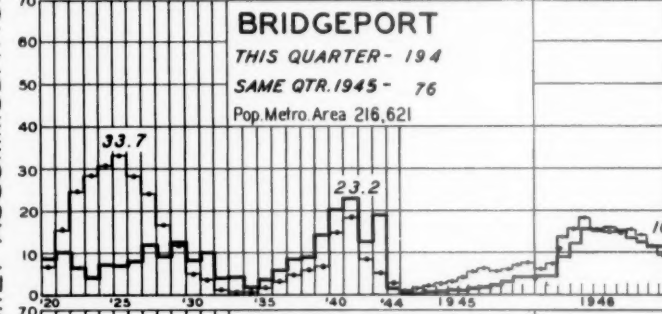
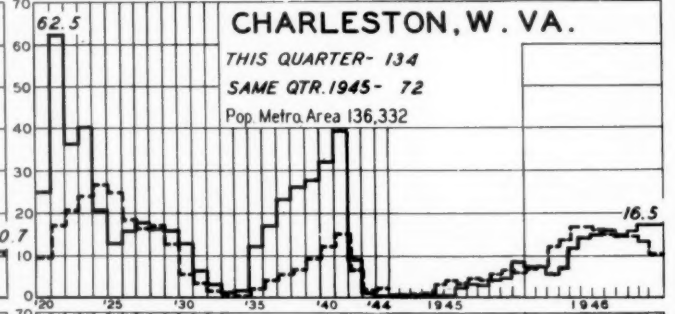
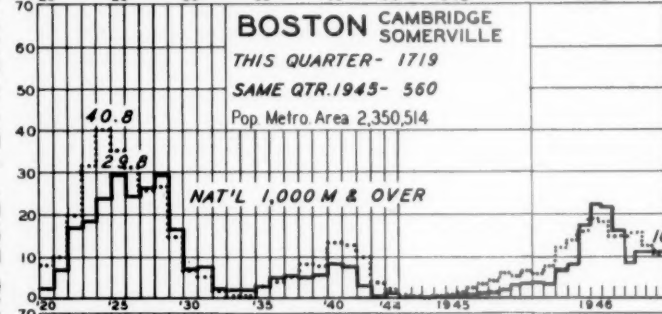
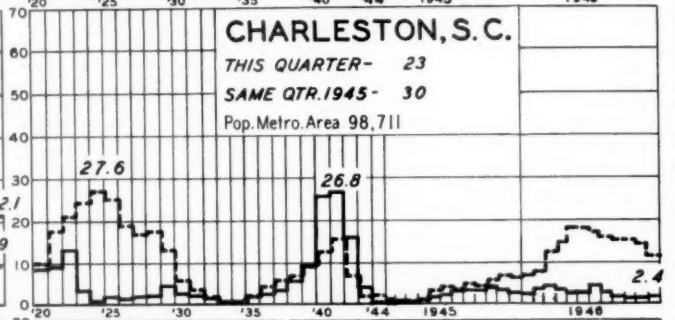
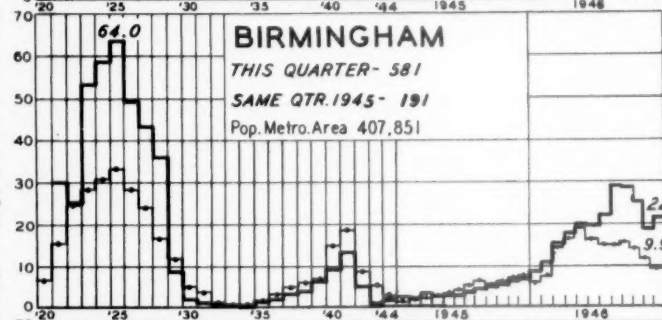
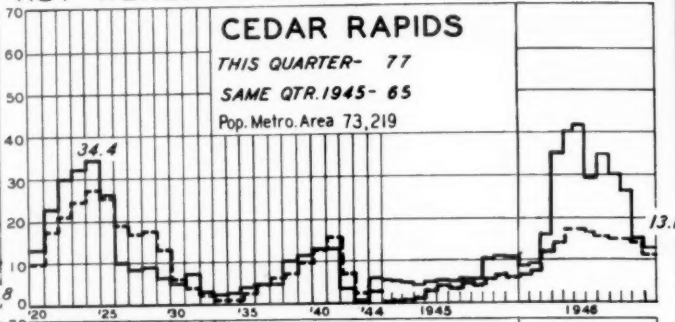
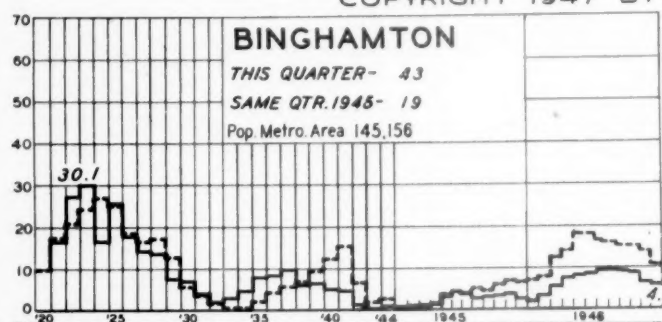
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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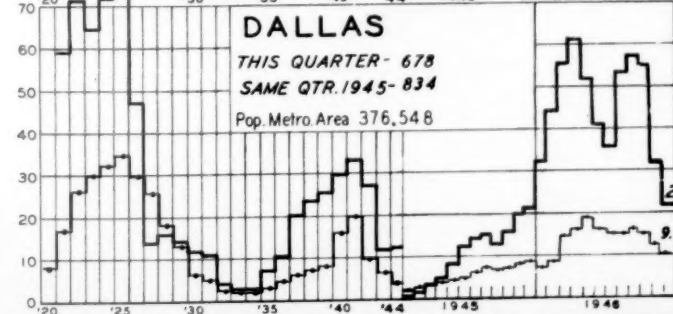
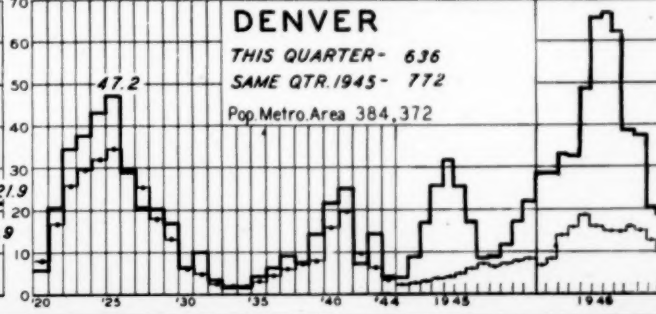
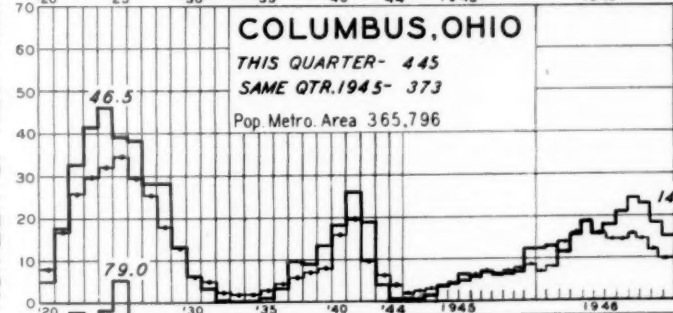
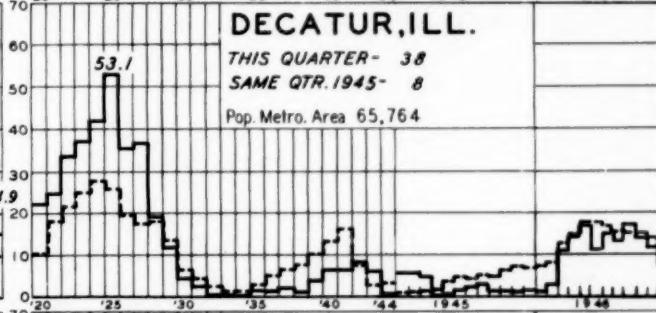
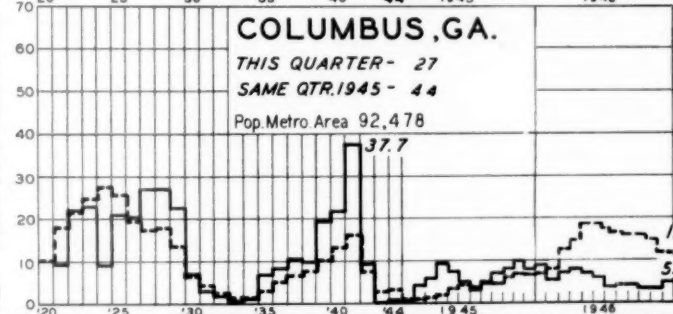
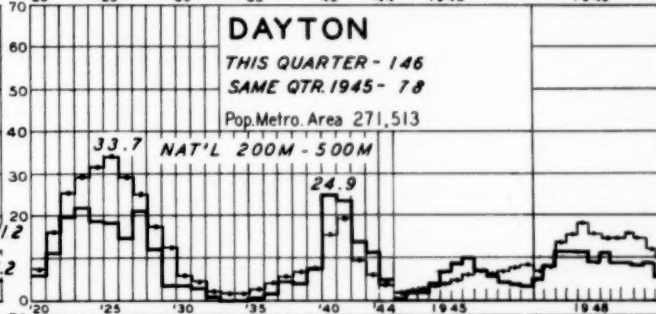
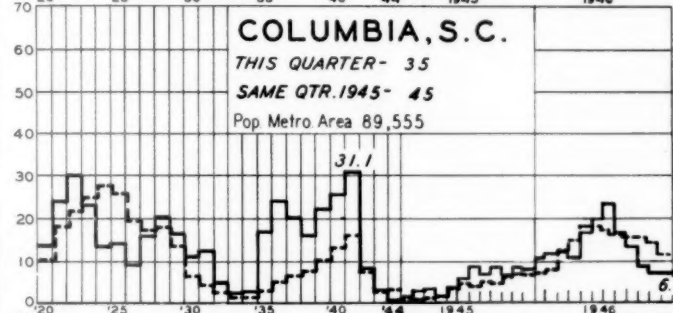
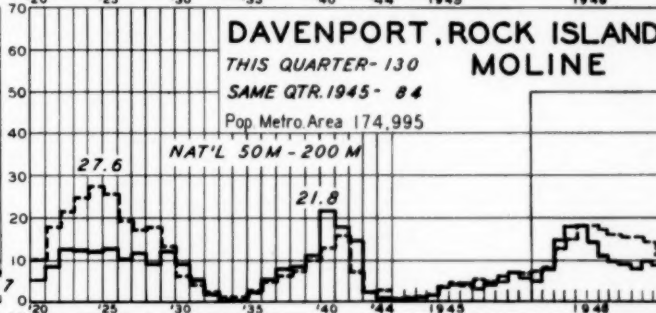
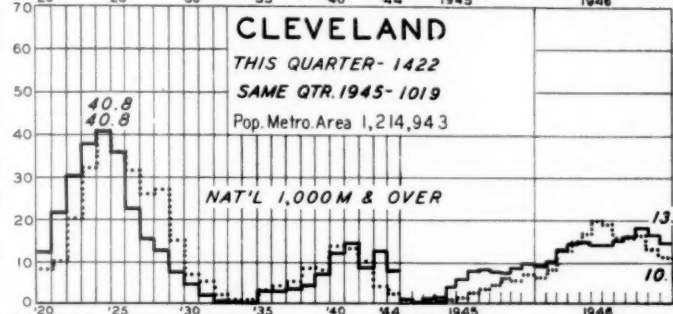
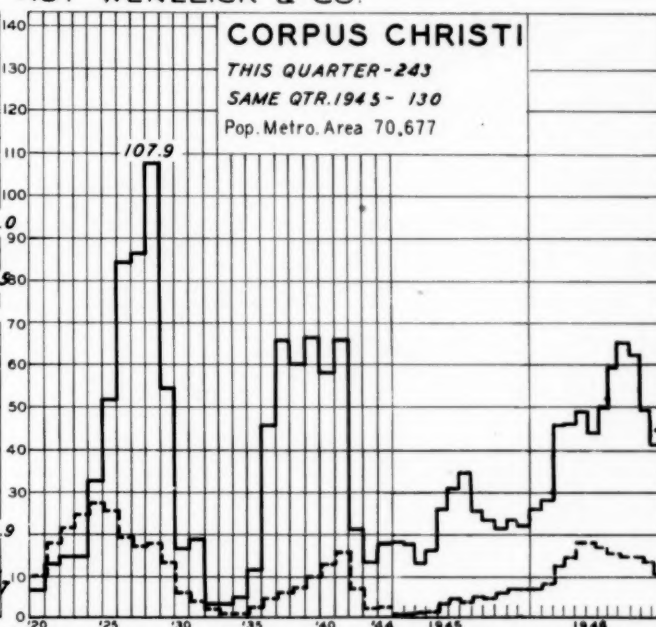
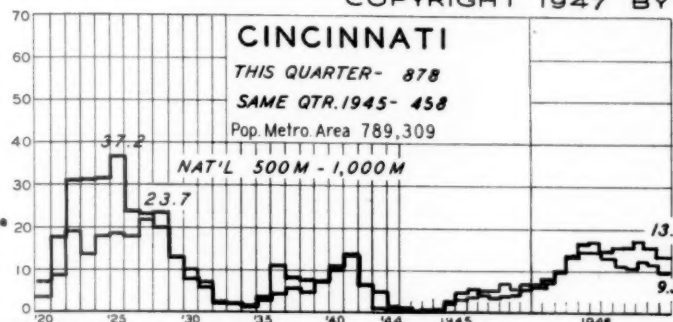
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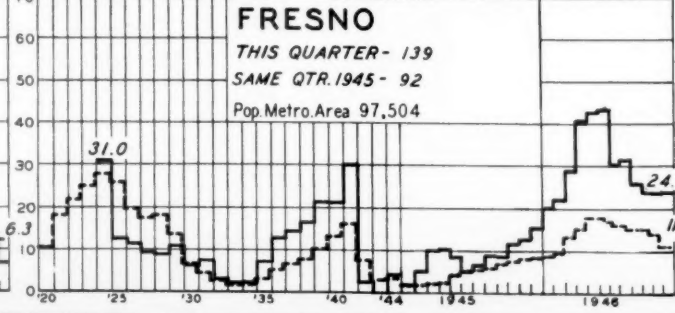
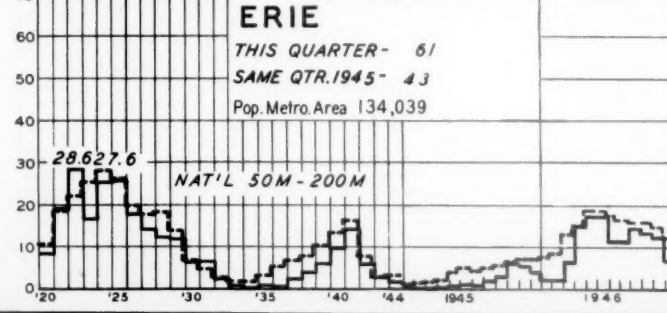
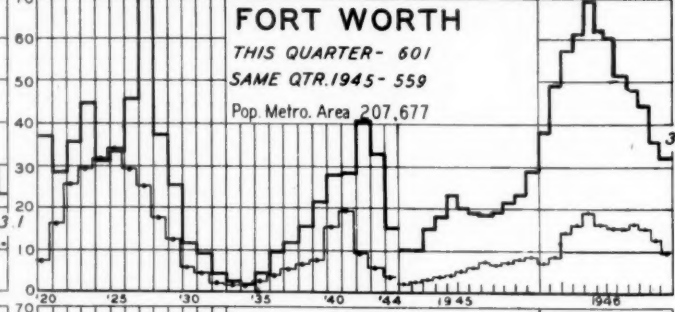
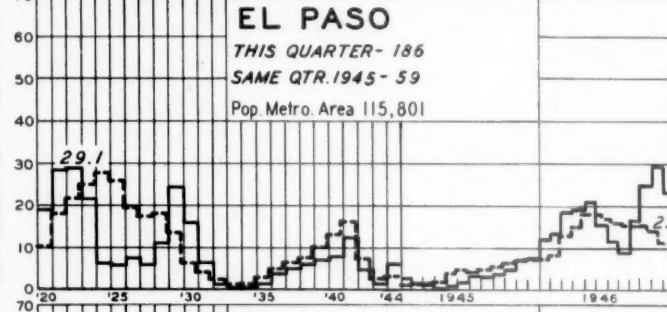
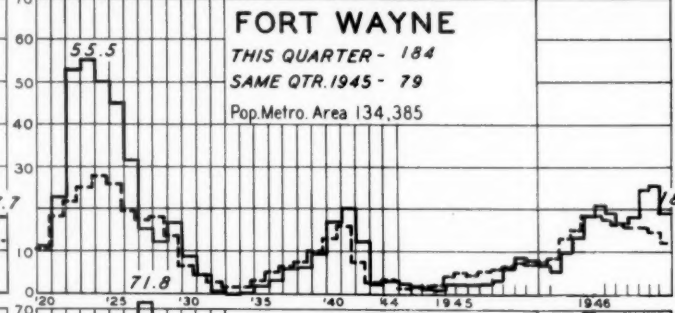
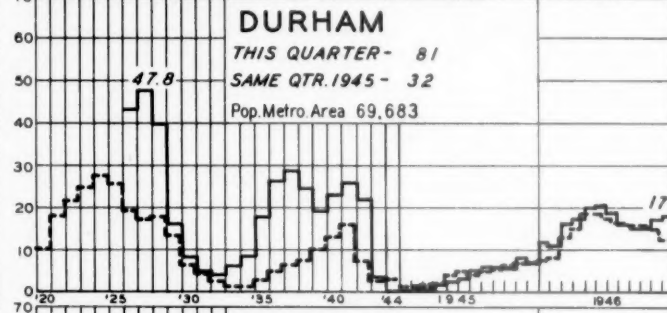
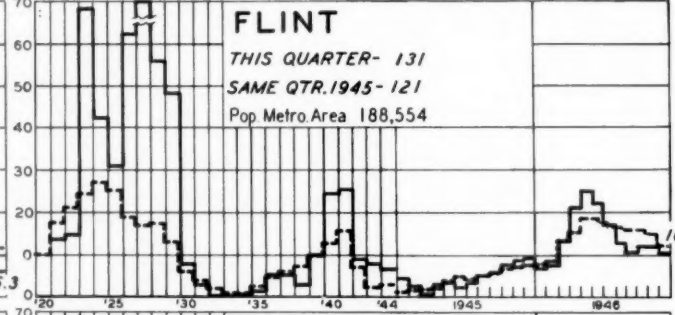
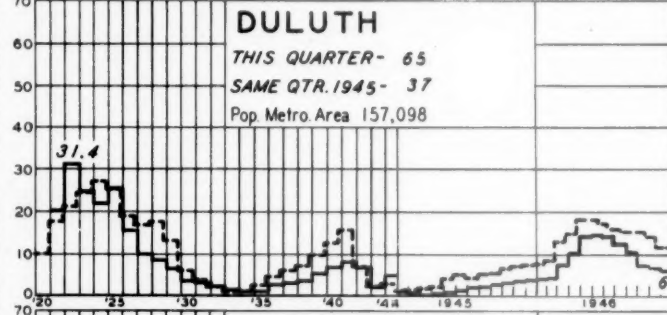
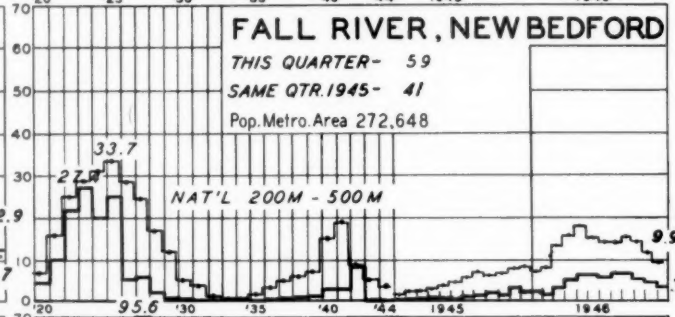
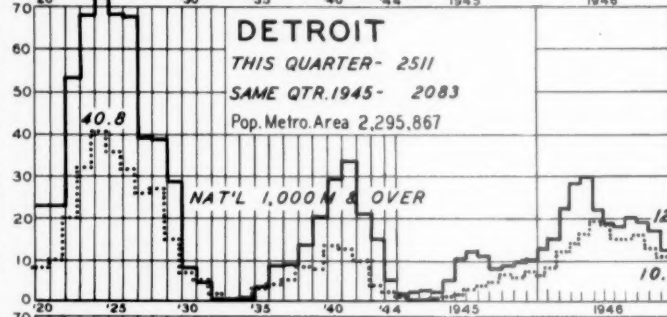
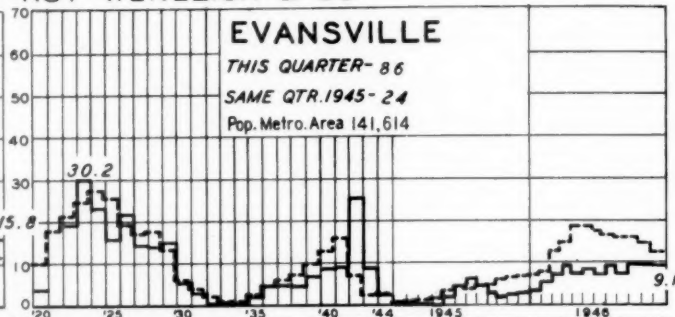
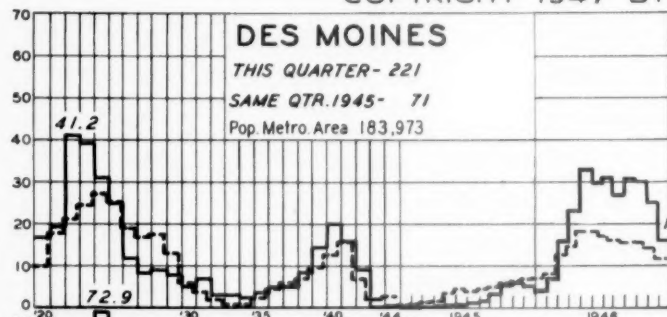
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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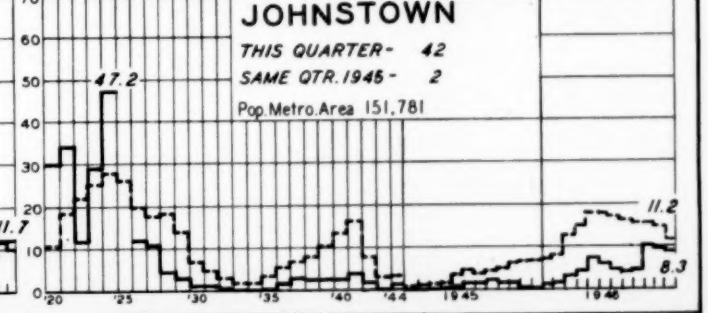
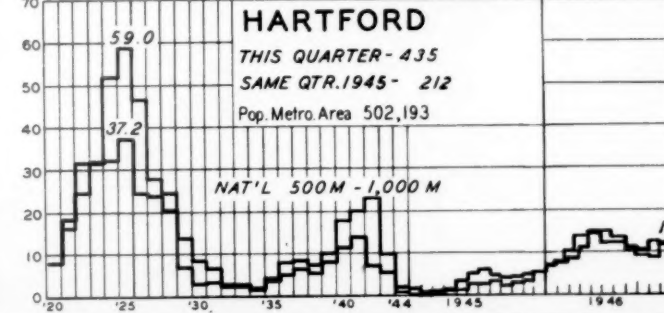
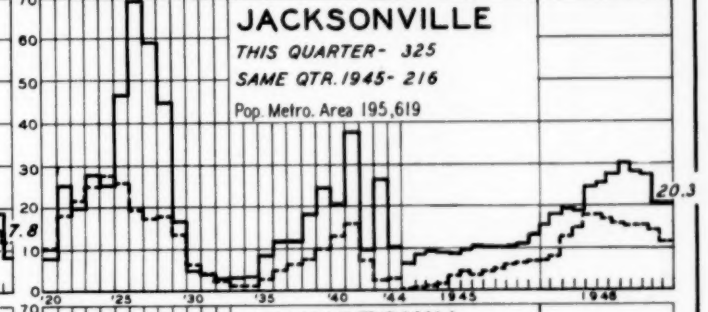
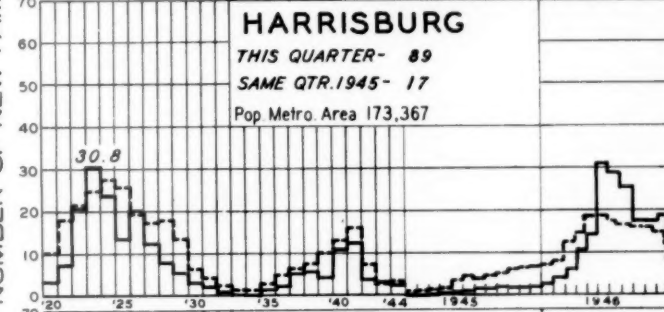
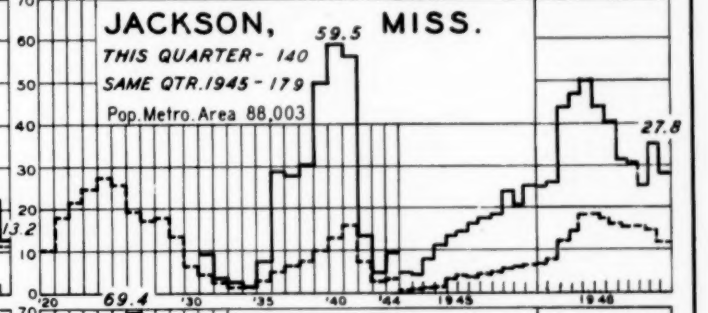
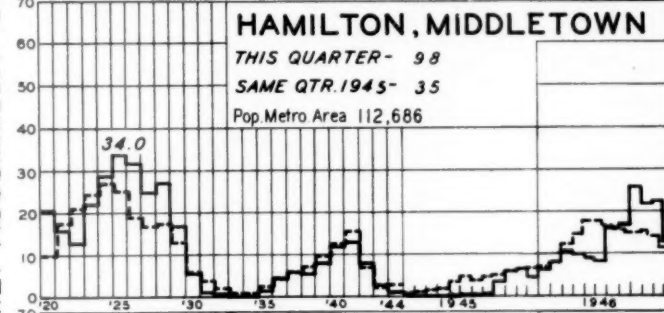
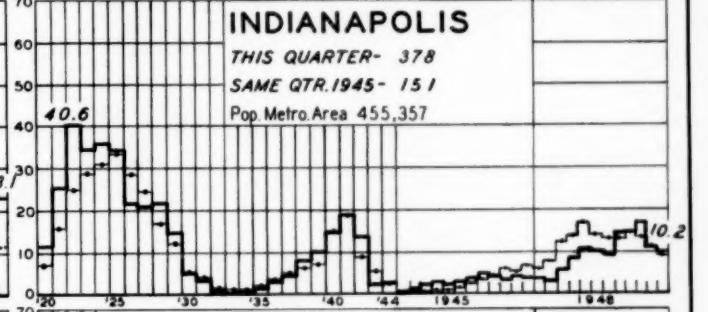
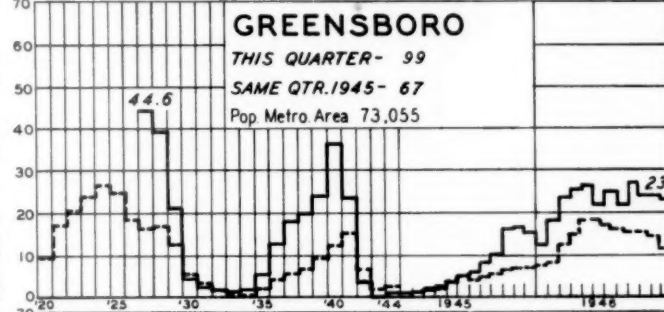
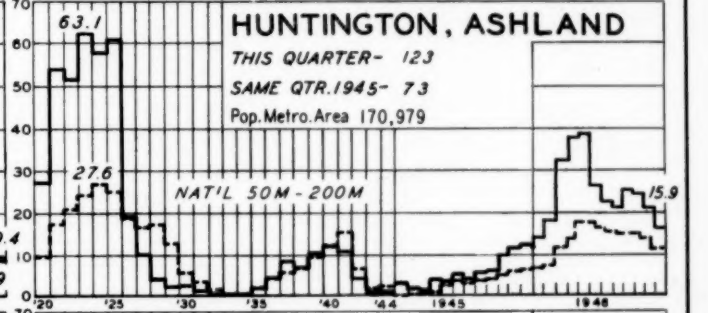
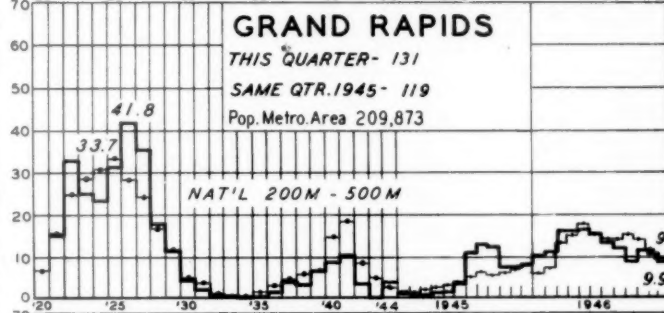
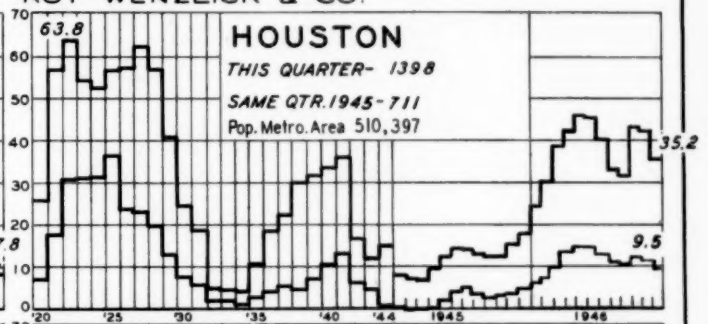
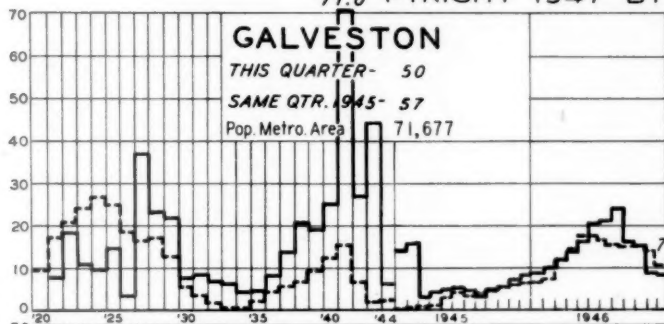
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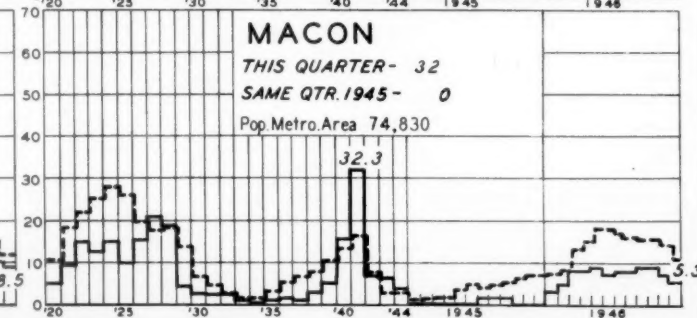
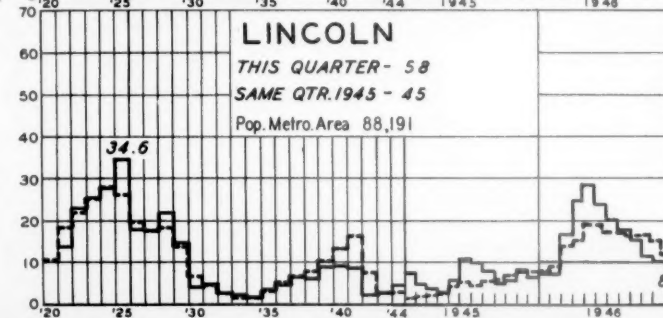
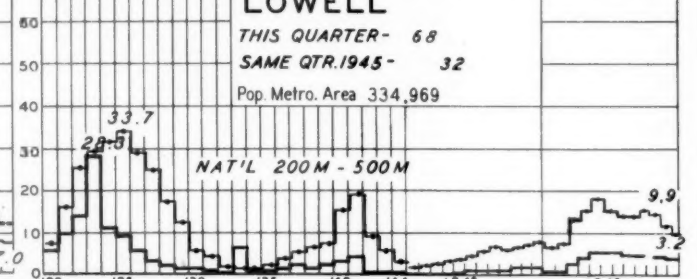
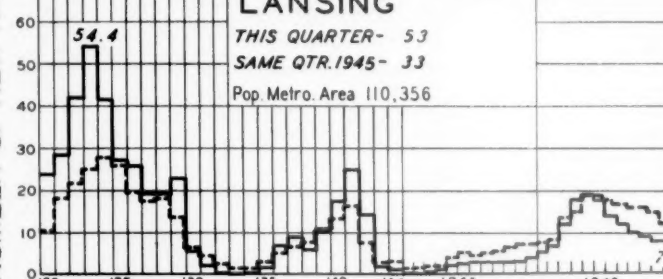
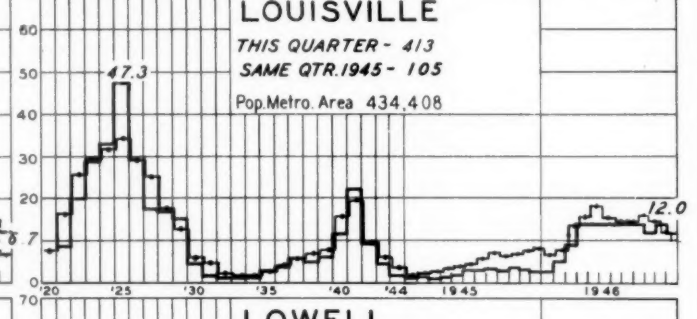
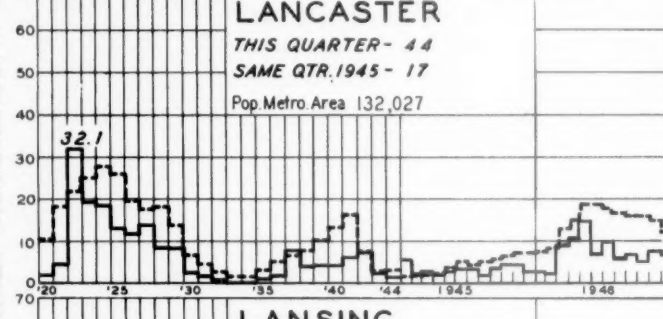
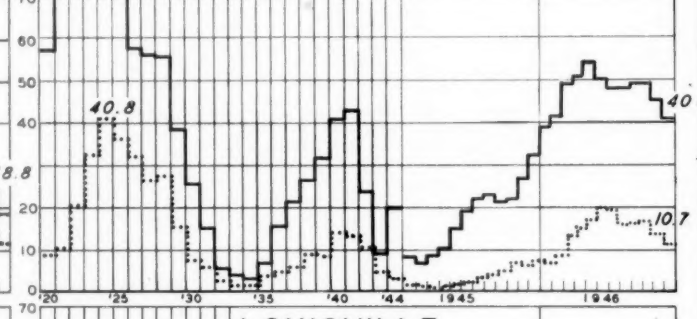
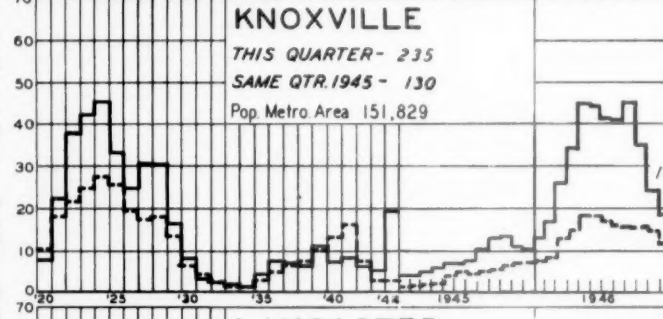
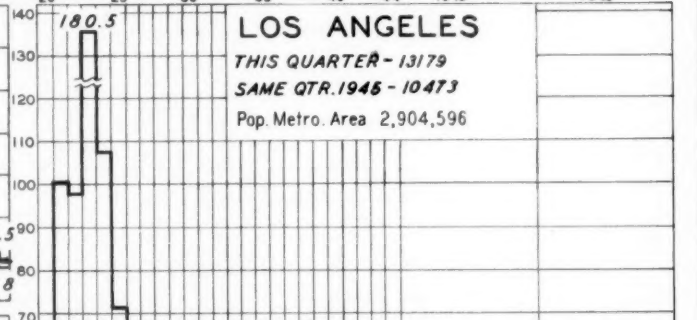
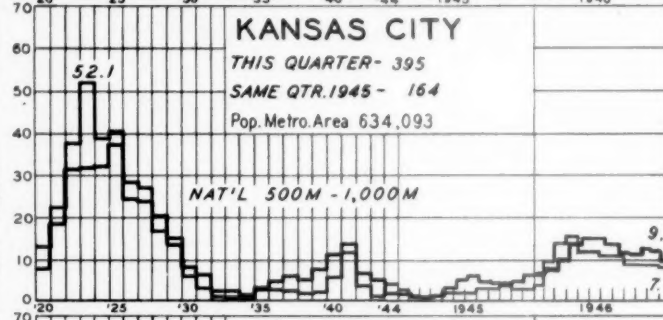
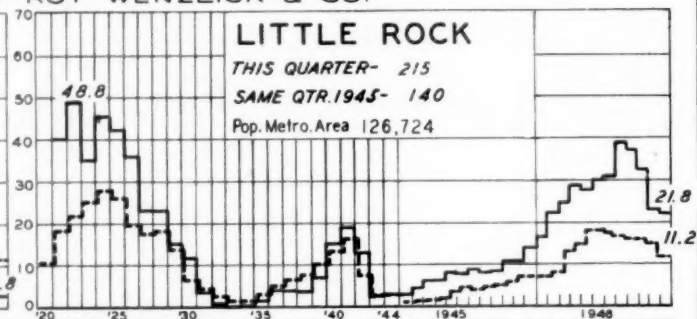
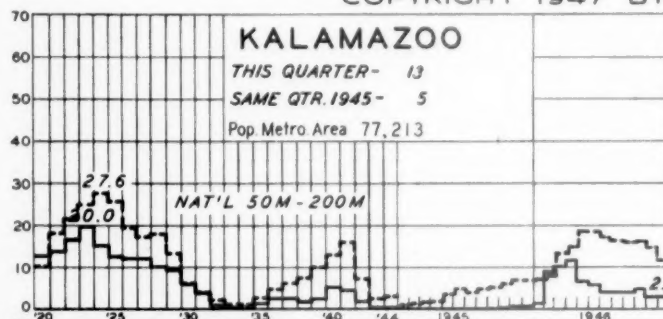
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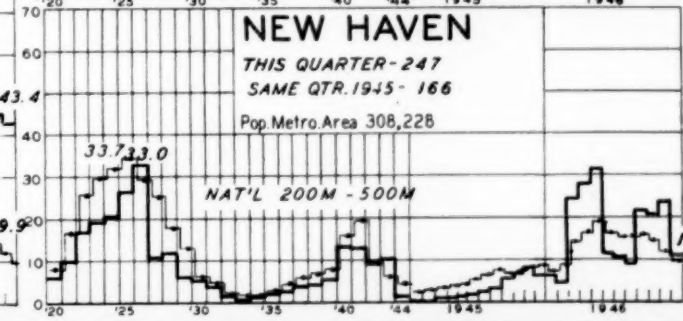
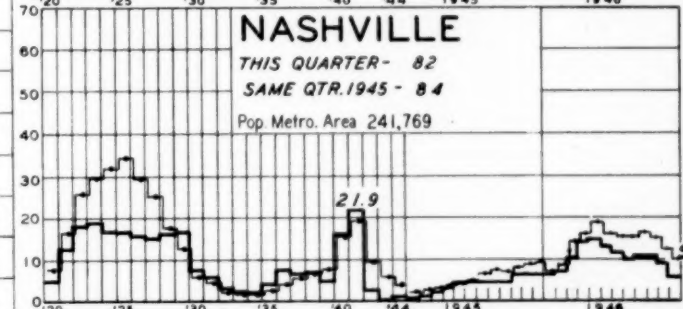
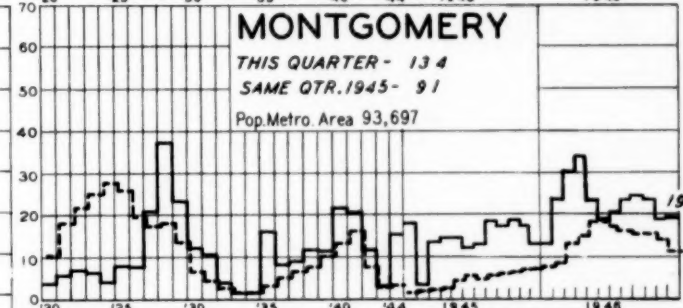
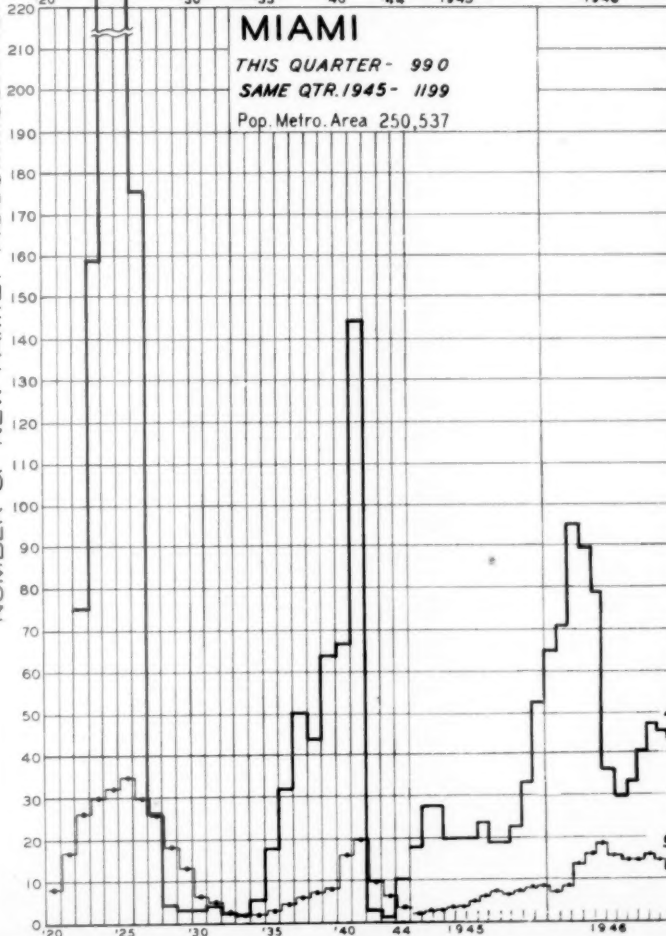
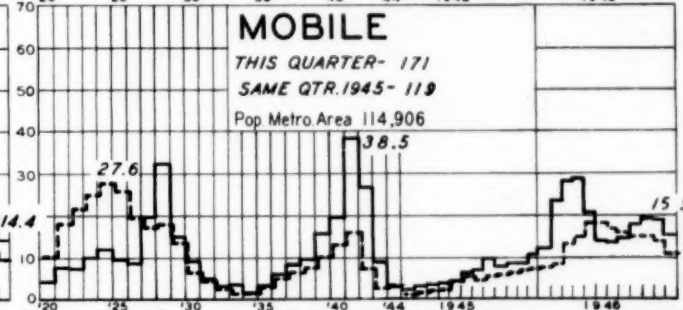
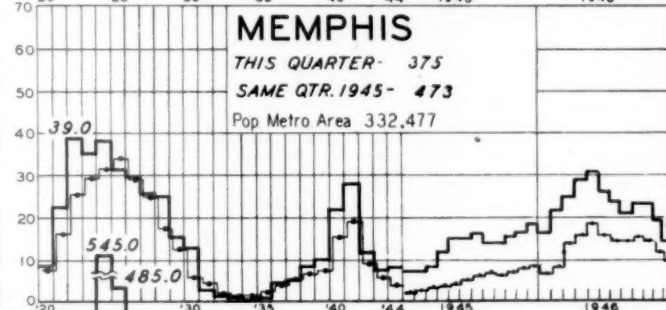
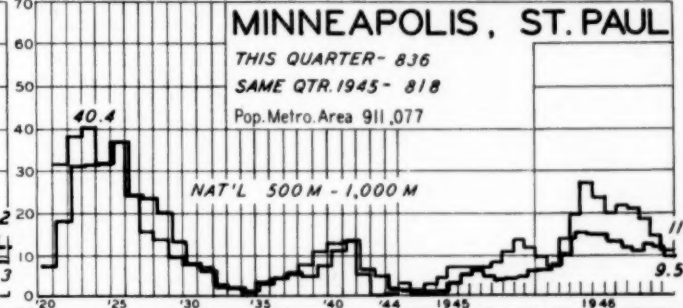
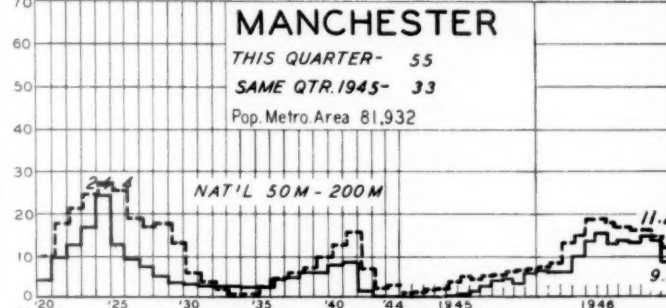
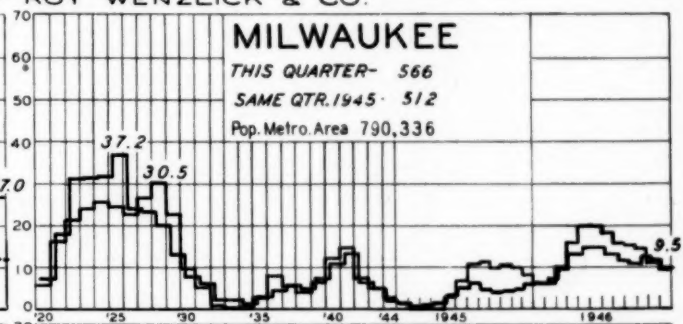
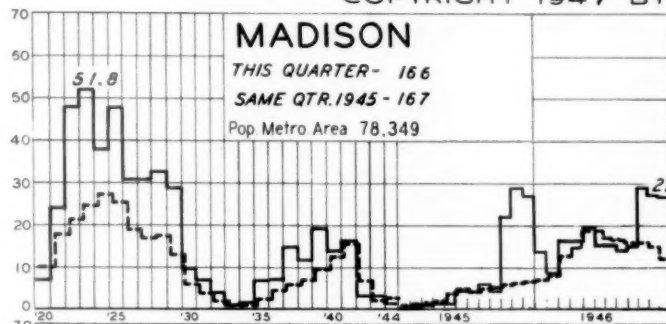
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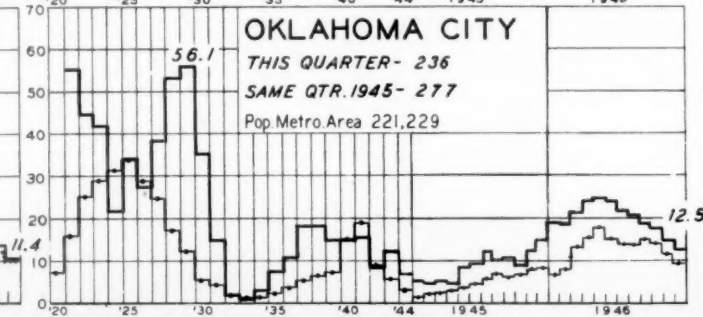
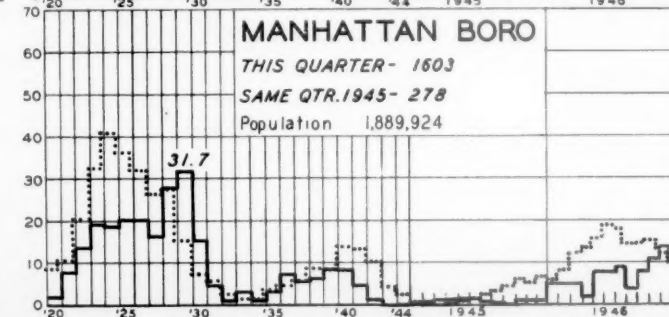
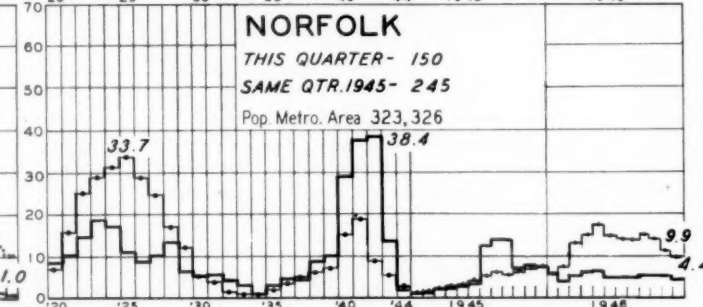
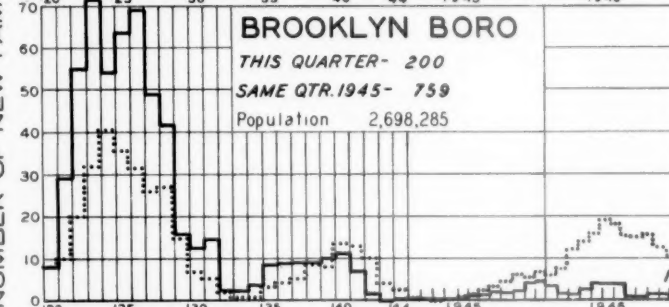
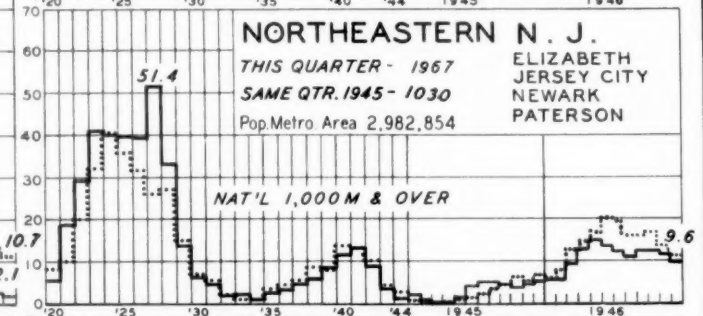
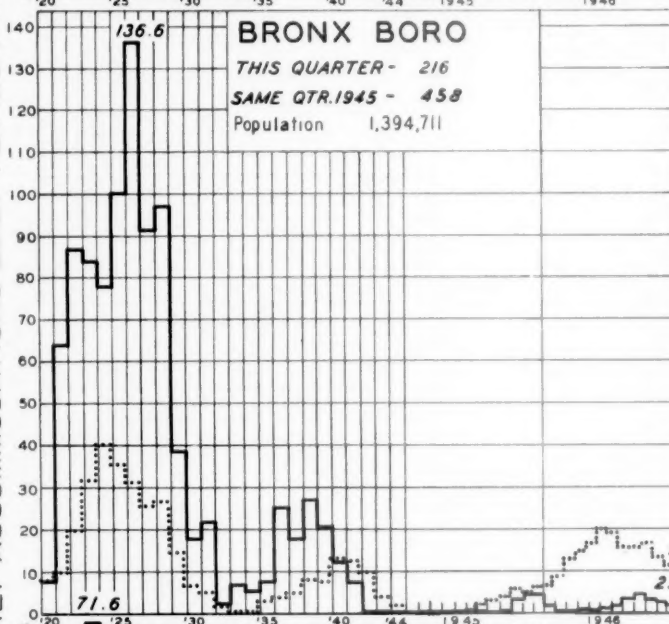
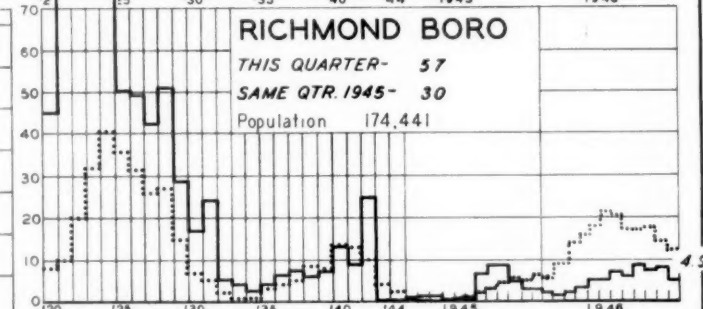
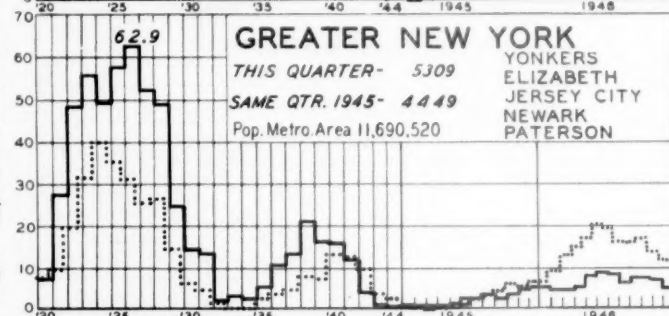
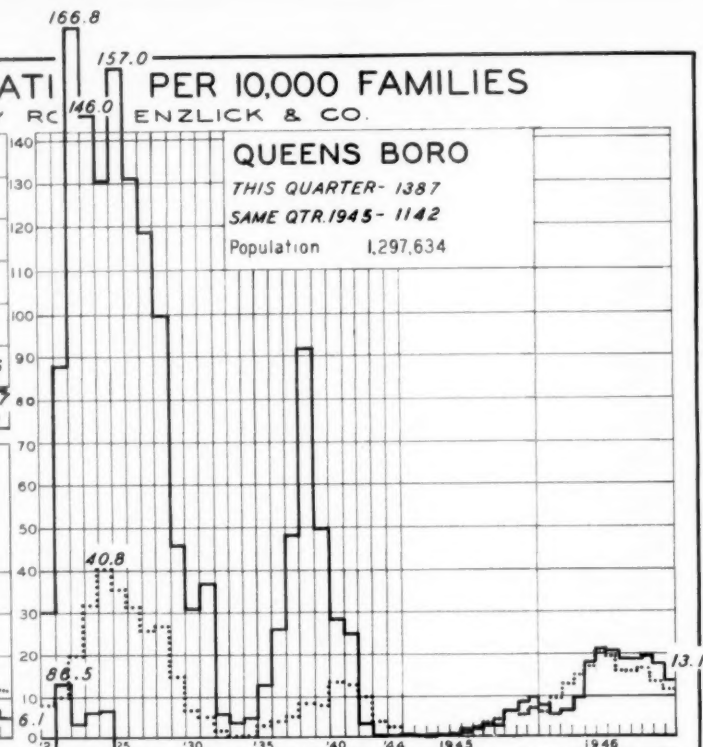
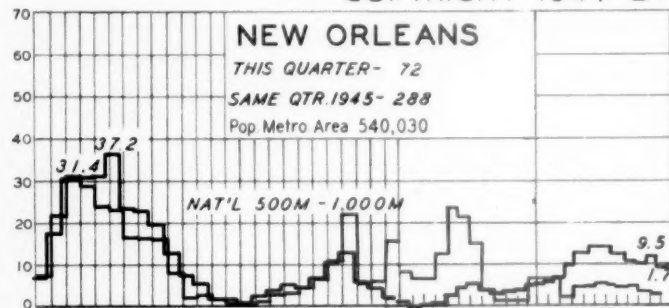


NEW FAMILY ACCOMMODATIONS

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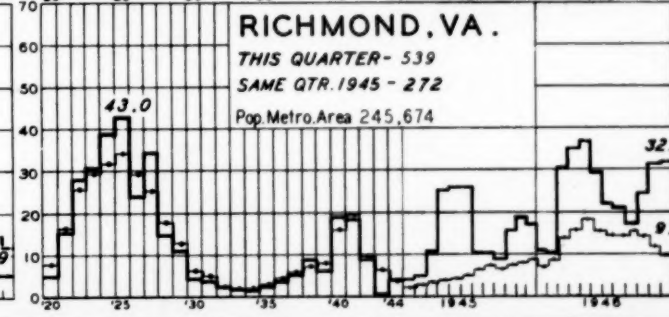
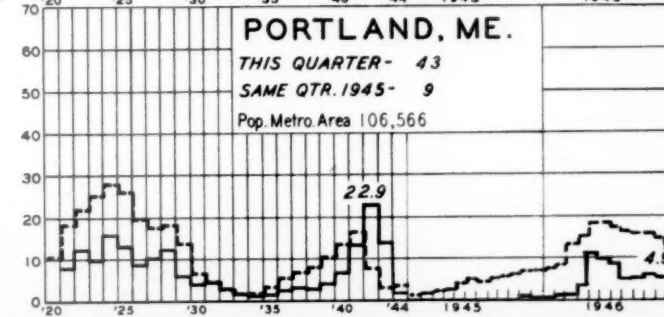
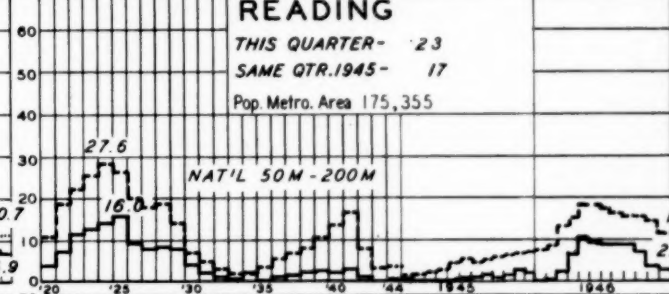
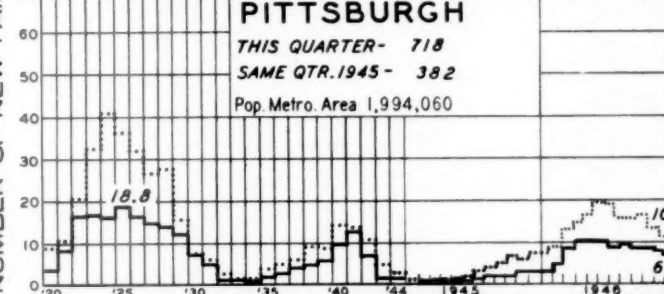
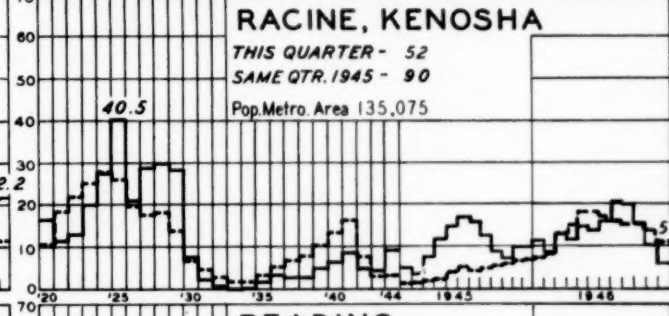
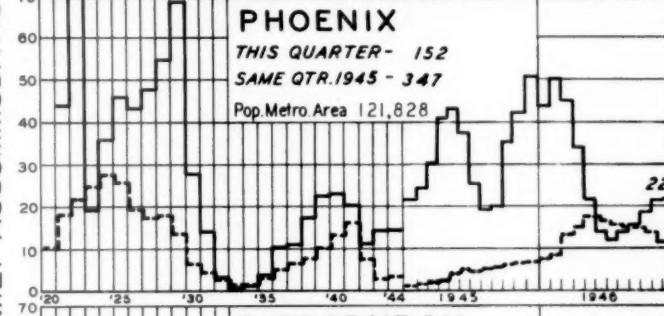
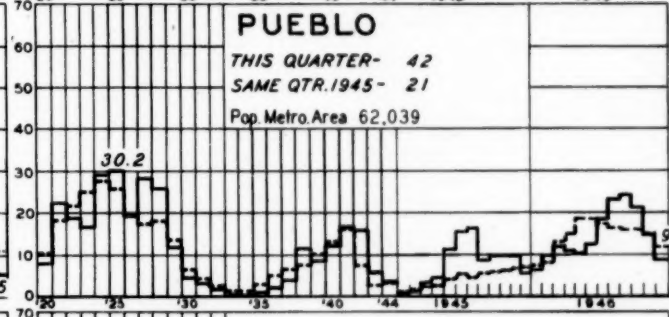
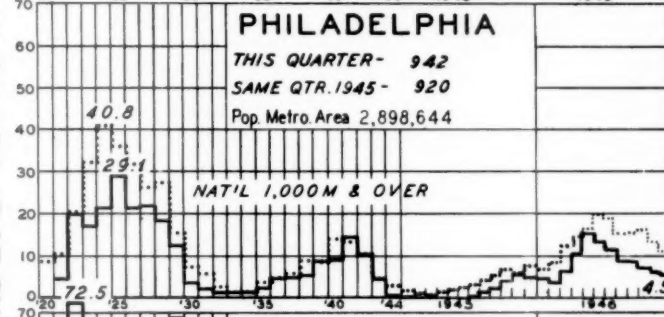
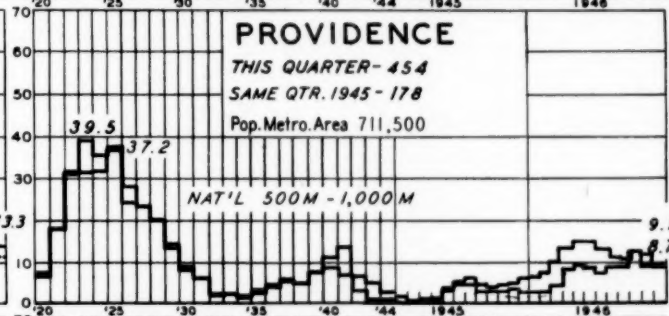
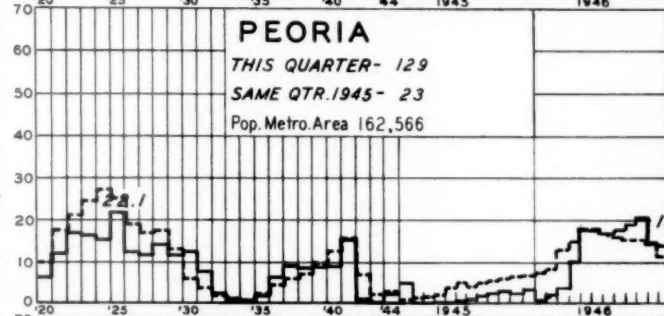
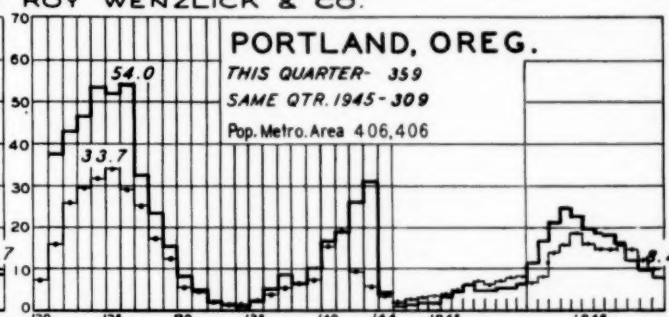
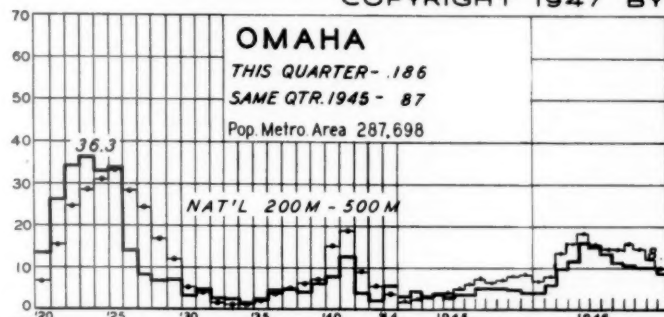
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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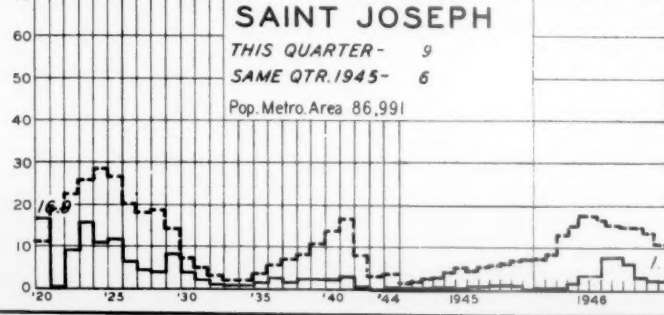
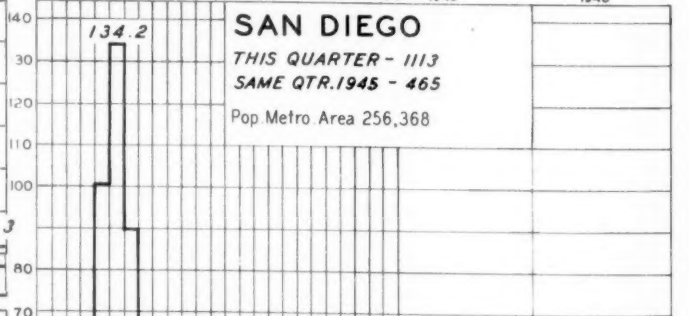
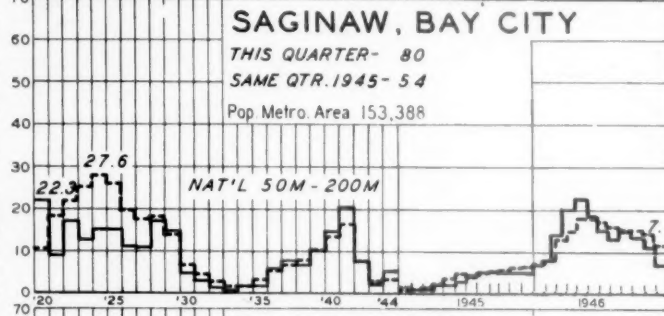
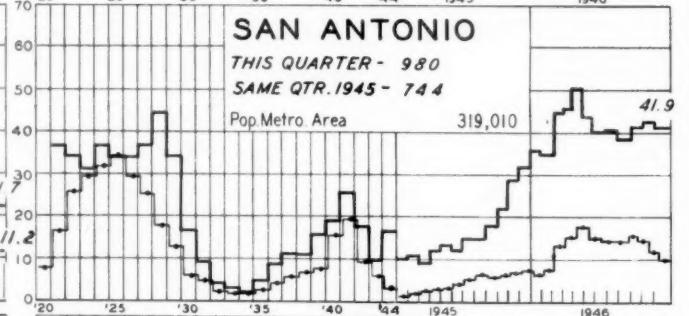
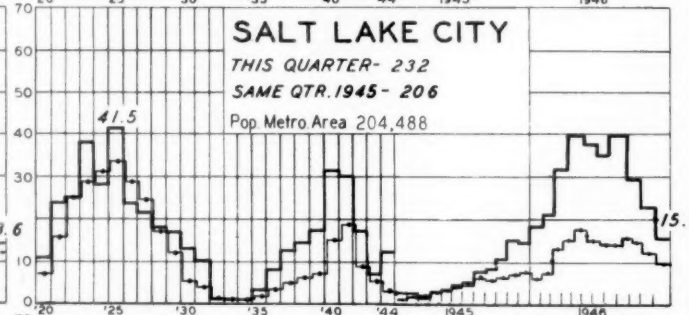
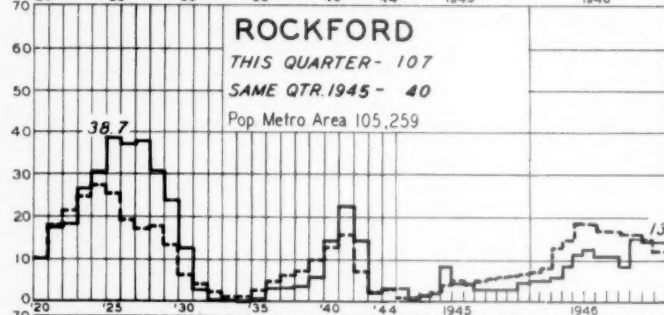
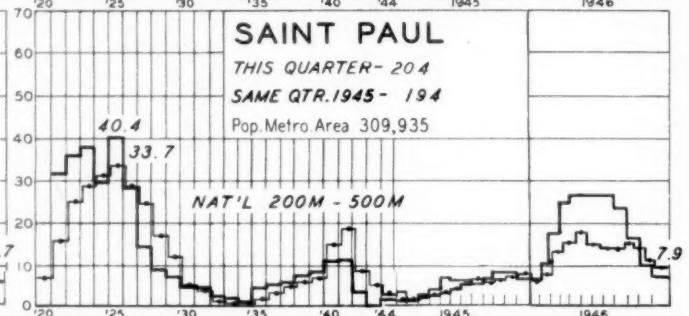
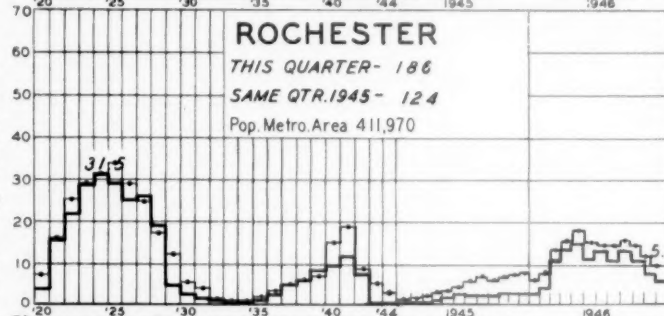
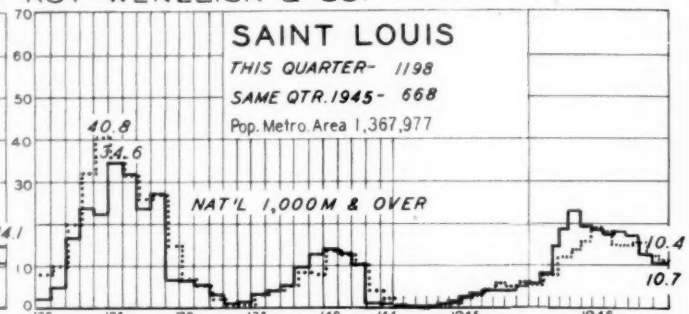
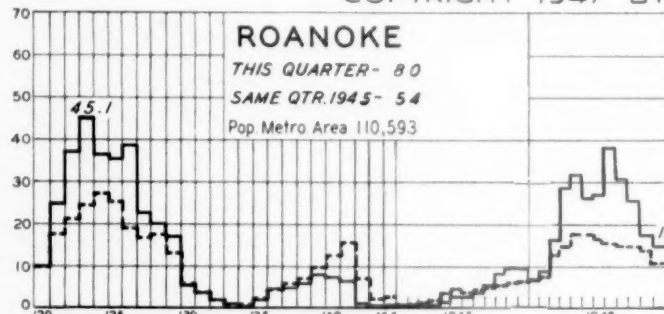
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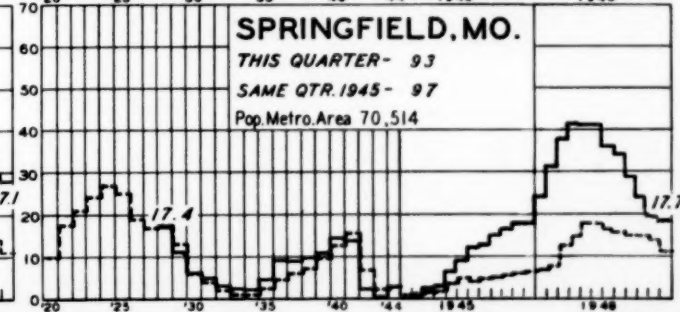
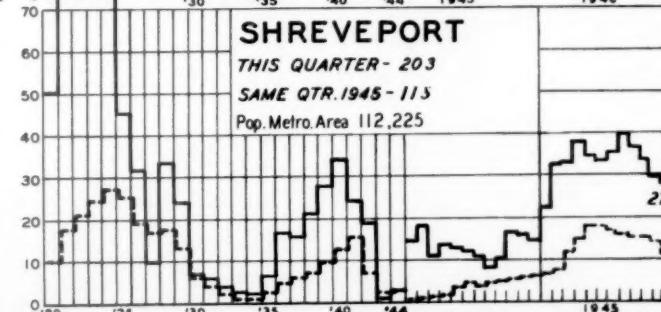
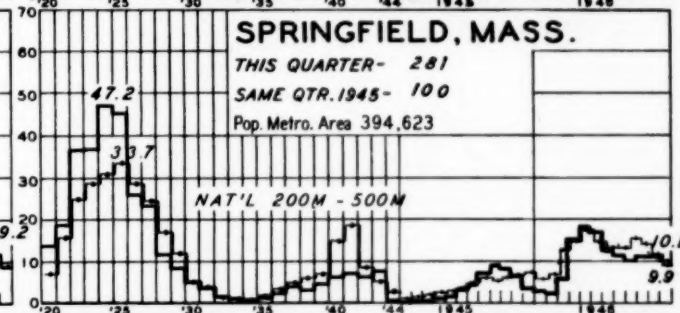
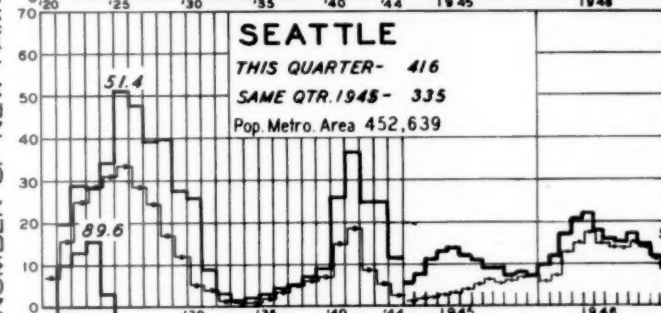
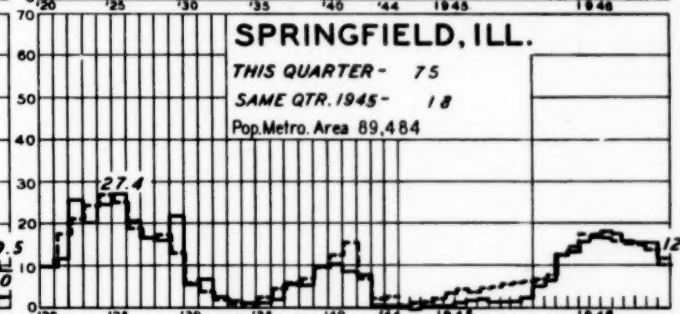
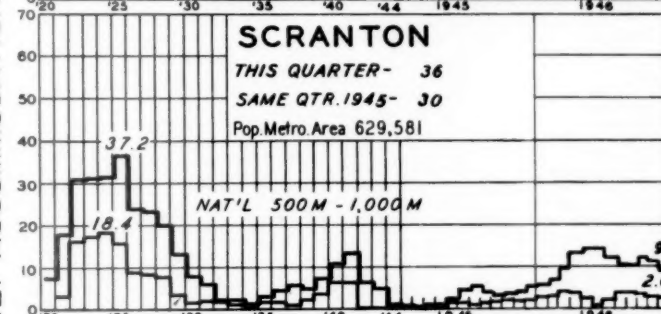
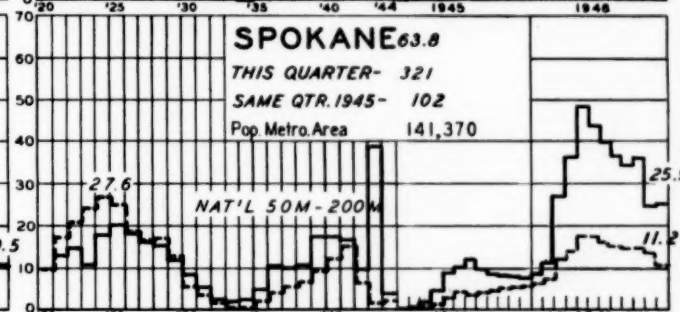
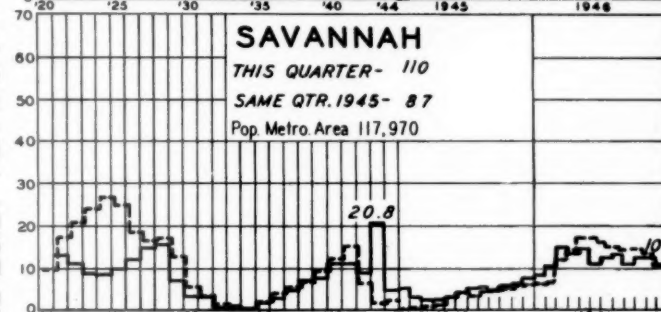
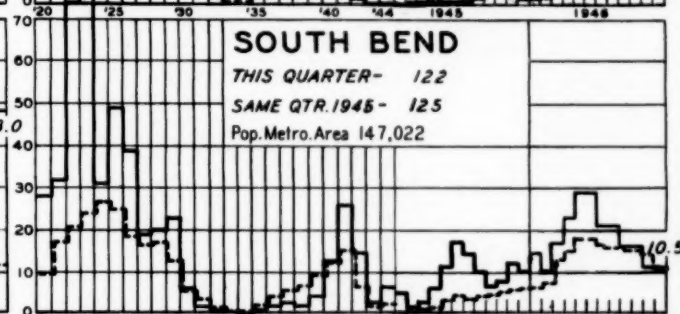
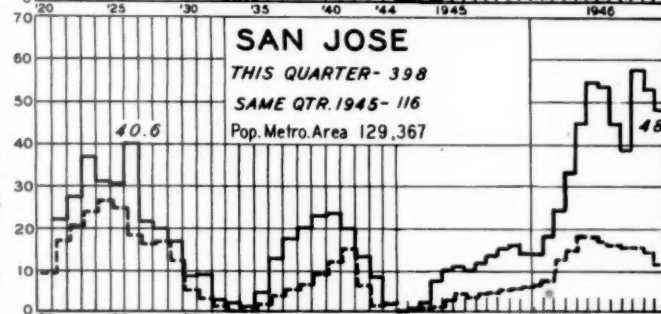
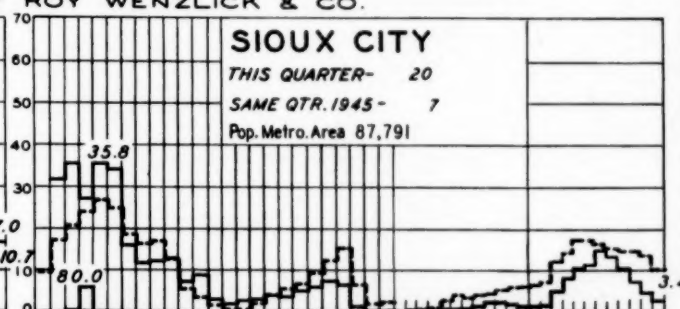
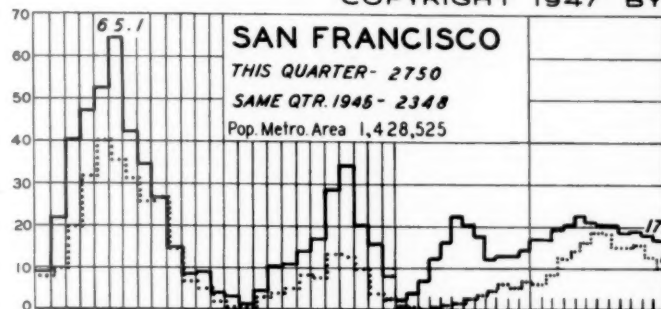
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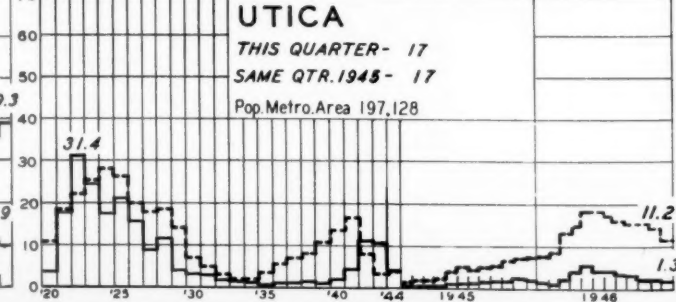
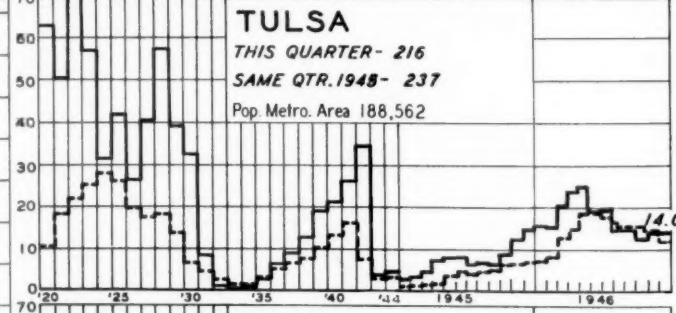
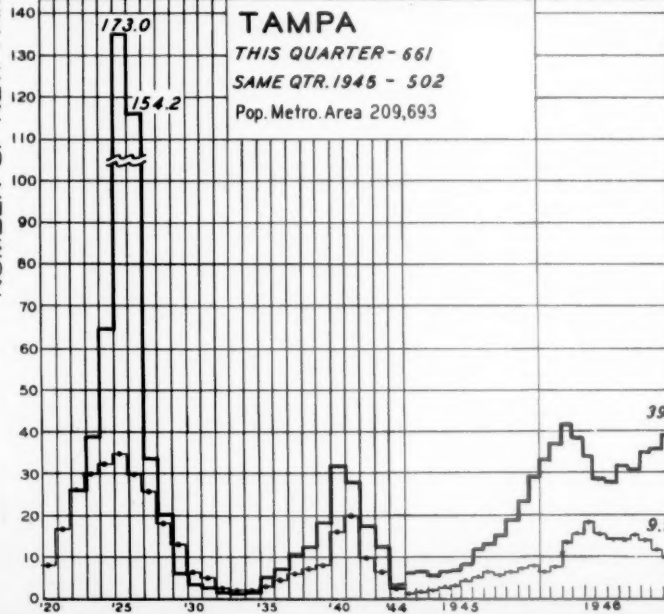
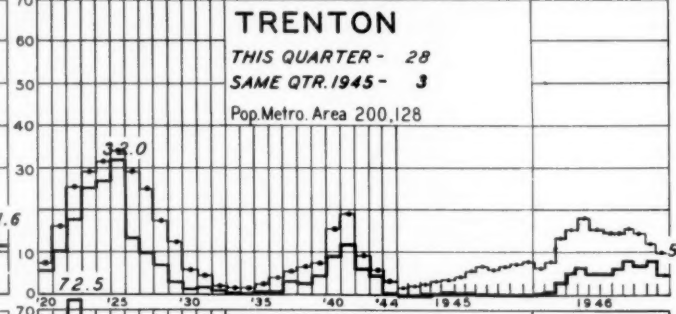
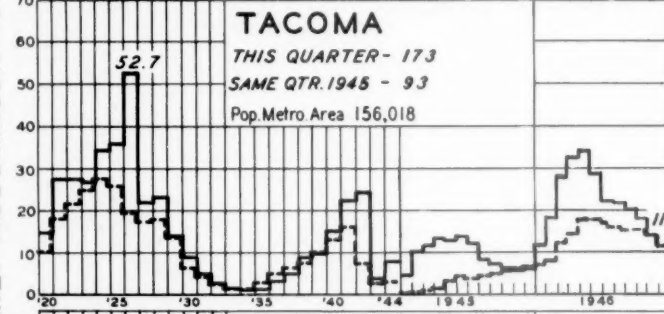
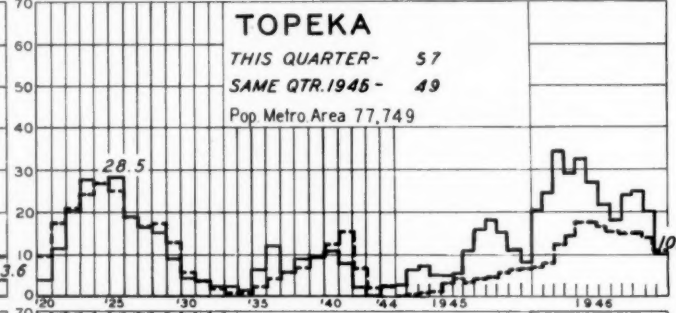
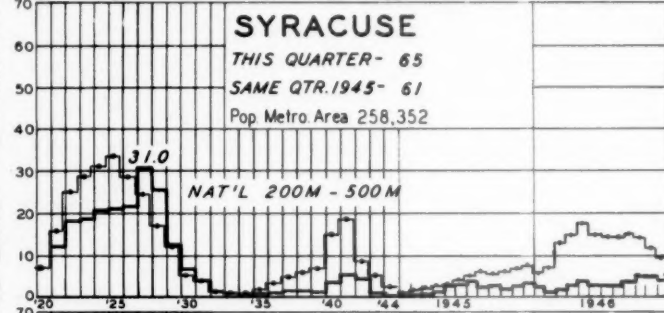
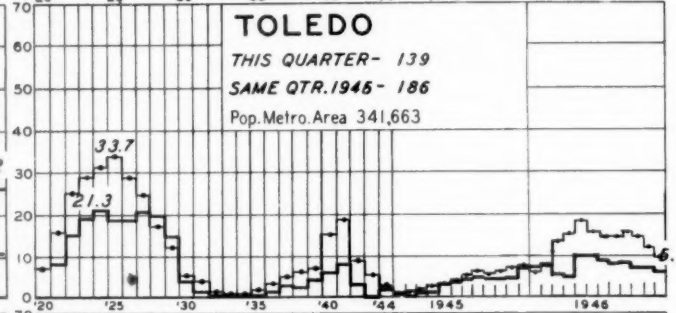
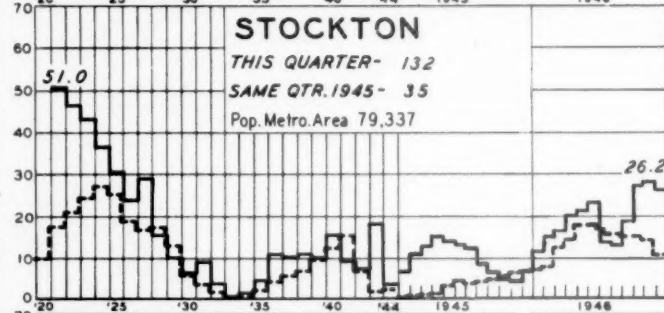
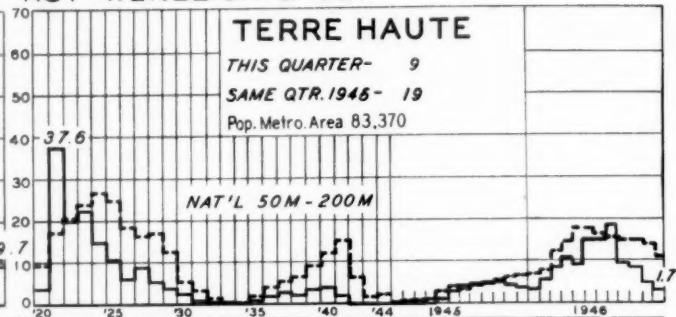
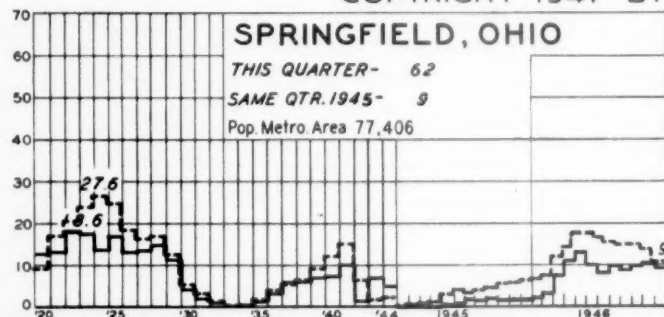
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